

**Jason Natale** | Vice President 403.402.3129 | <u>inatale@cdnglobal.com</u>

**Ethan Fong** | Associate 604.910.2128 | efong@cdnglobal.com



## PROPERTY HIGHLIGHTS



- Rare flex bay available for lease located in Central NE Calgary;
- Two (2) assigned parking stalls to the unit;
- 22' wide bay with one (1) washroom, fully sprinklered in the warehouse with nine (9) wall outlets;
- The unit is heated and air conditioned via a rooftop HVAC unit
- The roof was replaced on the entire building last fall (2023)
- Quick access to major thoroughfares including Barlow Trail, Memorial Drive, Deerfoot Trail, Downtown (10 mins) and a variety of nearby amenities.

#### PROPERTY OVERVIEW

Address:	2821 - 3 Avenue NE, Bay 4
District:	Meridian
Zoning:	Industrial General (I-G)
Year Built:	1990
Office Space:	859 SF
Warehouse Space:	860 SF
Total Square Footage:	1,719 SF
Average Bay Size:	860 SF
Clear Height:	18' (TBV)
Loading:	1 Drive-in (12'w x 14'h)
Power:	200 Amps (TBV)
Reduced Lease Rate:	<del>\$17.00 PSF</del> \$15.50 PSF
Op Costs:	\$9.83 PSF
Availability:	Immediate

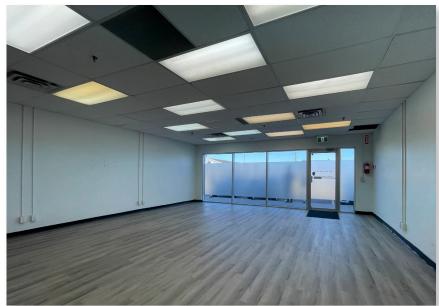


# INTERIOR FEATURES // 2821 - 3 Avenue NE, Bay 4









## LOCATION

Located in Central Northeast Calgary, Meridian district, with convenient access to major thoroughfares.

Various amenities in the vicinity including the LRT Blue Line (Marlborough & Franklin Station), local bus routes, and Marlborough Mall. In addition, popular nearby shops include Walmart Supercentre, Home Depot, Canadian Tire, T&T Supermarket and Costco Sunridge.

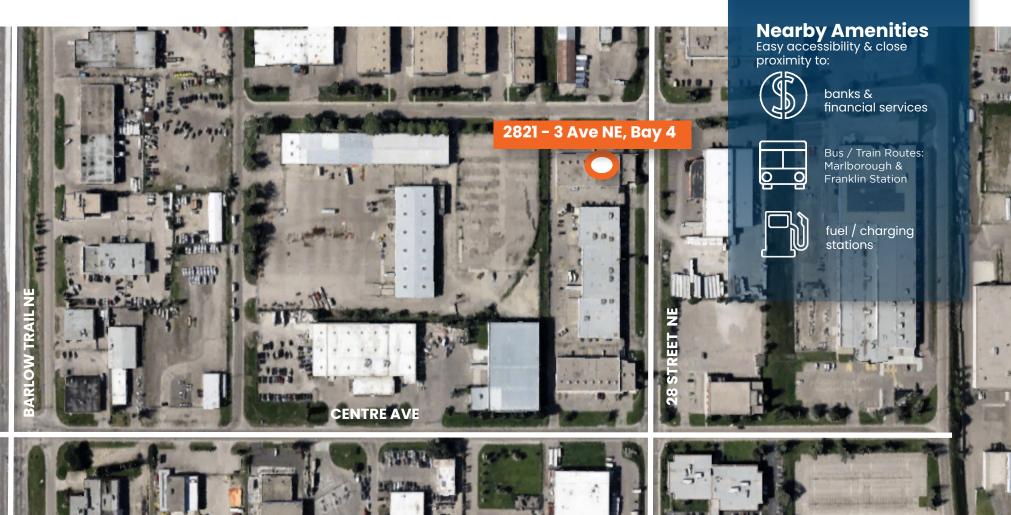


### **Drive Times:**

Deerfoot Trail SE: 12 minutes

Downtown: 10 minutes

Calgary Airport: 15 minutes





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